

Buy. Sell. Rent. Let.



Stoneleigh Farm Drive, Maltby le Marsh



When it comes to  
property it must be

  
**lovelle**



£425,000

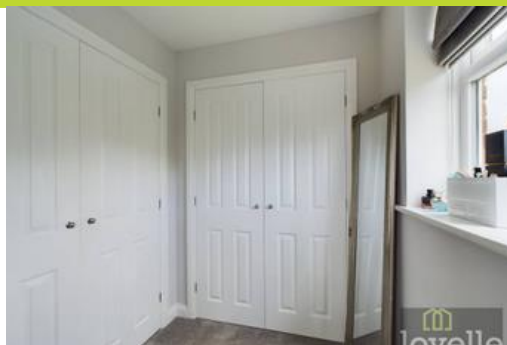


Lovelles are delighted to offer for sale this stunning newly built FOUR bed detached house, situated in a highly sought after private road location in Maltby Le Marsh appealing to both retirement buyers and families alike. Benefitting from the remainder of a 10 year LABC warranty. The property sits on a generous plot with open countryside views. VIEWING Is ESSENTIAL to see what this property has to OFFER!

### Key Features

- DETACHED House
- Master Bedroom With En Suite and Dressing Room
- THREE Further Bedrooms
- Kitchen Diner
- Lounge
- Utility
- EPC rating B
- Tenure: Freehold





Lovelles are delighted to offer for sale this stunning newly built FOUR bed detached house, situated in a highly sought after private road location in Maltby Le Marsh appealing to both retirement buyers and families alike. Benefitting from the remainder of a 10 year LABC warranty. The property sits on a generous plot with open countryside views.

The property comprises of Entrance Hall, Lounge, Sitting Room/ Study, Cloakroom, Kitchen/Diner, Utility, Master Bedroom with Dressing Room and En Suite , THREE Further Bedrooms and Family Bathroom. With Private Rear Garden, Double Garage and Driveway.

### Entrance Hall

6.27m x 2.14m (20'7" x 7'0")

Accessed via a part glazed composite door with frosted glass windows to the side, with inset spotlights, smoke alarm, heating thermostat. With wood plank effect tiled floor and solid timber banister staircase leading to first floor.

### Cloakroom

1.94m x 0.97m (6'5" x 3'2")

WC, pedestal wash hand basin, spotlights , extractor fan and wood plank effect tiled floor.

### Lounge

6.27m x 3.42m (20'7" x 11'2")

With windows to all elevations and double opening 'French' doors leading out to the rear garden. A large feature chimney breast with inglenook fireplace and inset multi fuel burner with brick surround and tiled hear, room thermostat and wood plank- effect tiled floor, tv aerial and power points .

### Sitting Room/ Study

4.18m x 3.41m (13'8" x 11'2")

Window to front elevation, room thermostat, power points and wood plank-effect tiled floor.

### Kitchen Diner

4.66m x 5.76m (15'4" x 18'11")

A spacious Kitchen Diner fitted with a range of base a wall units with shaker style doors and deep pan draws, with rolltop laminated worktop, AEG four ring induction hob with extractor, Montpellier double electric oven, one and half bowl resin sink with drainer, integrated AEG dishwasher and built in fridge/ freezer. A central island with built in base units providing further storage. Double opening 'French' patio doors to side elevation and bi-fold door to the rear elevation overlooking the garden, power points, spotlights and door into;

### Utility

1.95m x 2.33m (6'5" x 7'7")

Fitted with base and wall units with worktop over, one bowl stainless steel sink with drainer, plumbing and space for washing machine, power points, spotlights, extractor fan, plank- effect tiled floor and door leading into;

### Double Garage

Electric roller door to front, power and lighting, electric consumer unit, loft hatch to roof space, logic gas fired central heating boiler housed here and door leading out to rear garden.

### Landing

6.29m x 2.13m (20'7" x 7'0")

Gallery landing with window to front elevation, access to all rooms, radiator and carpeted floor.

## Master Bedroom

4.68m x 3.47m (15'5" x 11'5")

Dual aspect window to side and rear elevations overlooking open fields, room thermostat, power points, tv aerial, carpeted flooring, radiator and opening into;

## Dressing Room

1.64m x 1.62m (5'5" x 5'4")

Window to rear elevation, Double fitted wardrobes to both sides, radiator, carpeted flooring and power points.

## En-Suite

2.27m x 2.15m (7'5" x 7'1")

Obscure window to side elevation, a three piece suite comprising of corner shower cubicle, vanity wash hand basin, low level WC, illuminated mirror, extractor fan, fully tiled walls, spotlights, heated towel rail and wood effect flooring.

## Bedroom Two

3.93m x 2.81m (12'11" x 9'2")

Window to front elevation, built in wardrobes, power points, radiator, tv aerial and carpeted floor.

## Bedroom Three

3.08m x 2.81m (10'1" x 9'2")

Window to rear elevation, double fitted wardrobes, power points, radiator, loft hatch and carpeted floor.

## Bedroom Four

3.09m x 2.80m (10'1" x 9'2")

Window to front elevation, double fitted wardrobes, power points, radiator and carpeted floor.

## Family Bathroom

2.24m x 3.45m (7'4" x 11'4")

Obscure window to side elevation, a four piece suite comprising of corner shower cubicle, bath, vanity with low level WC and wash hand basin, illuminated mirror, fully tiled walls, extractor fan, heated towel rail, spotlights and wood effect flooring.

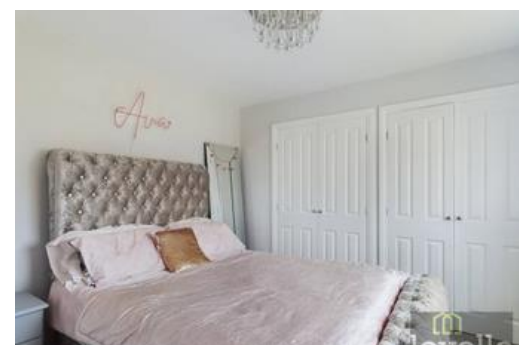
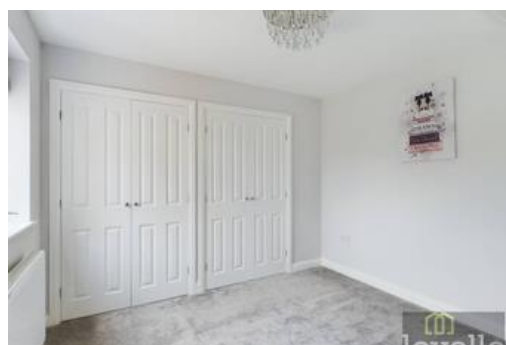
## Rear Garden

To the rear you will find a spacious wrap around privately enclosed rear garden with fencing to all perimeters with superb open field views. The garden is predominantly laid to lawn with a patio seating area. There is lighting, outside power points, outside tap and a gate giving access to the front of the property..

## Front

The front of the property is predominantly laid to lawn with a gravel boarder. There is a block paved driveway to the side allowing several vehicles to park with pathway leading to the front of the property and external lighting.

## Location





Maltby le Marsh is a linear village which lies between the towns of Alford and Mablethorpe. The village boasts a well-managed and popular village hall shared with the parishes of Strubby and Beesby. Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre.

### Services

The property has mains electric, gas, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The Property is Placed In Tax Band E. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

### Directions

From our office on Victoria Road, proceed southwards turning Left at the T junction onto the High Street, follow this road out of town and continue towards Maltby Le Marsh. Follow the road take the second left onto Stoneleigh Farm Drive the property is the last one on the left hand side.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
162.04 m<sup>2</sup>

Reduced headroom  
1.23 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



lovelle

When it comes to **property**  
it must be

01507 478297

Mablethorpe@Lovelle.co.uk

